

# **MINUTES OF THE REGULAR MEETING**

## **OF THE**

### **COMMISSIONERS OF THE CHICAGO HOUSING AUTHORITY**

**November 21, 2006**

The Commissioners of the Chicago Housing Authority held its Regular Meeting on Tuesday, November 21, 2006, at 8:30 a.m. at Fosco Park, 1312 South Racine, Chicago, Illinois.

Chairperson Nesbitt called the meeting to order and upon roll call, those present and absent were as follows:

Present:	Martin Nesbitt Hallie Amey Dr. Mildred Harris Michael Ivers Carlos Ponce Sandra Young
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Absent:	Earnest Gates Bridget O'Keefe Mary Wiggins
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Also present were Sharon Gist Gilliam, Chief Executive Officer; Adrienne Minley, Chief of Staff; Gail Niemann, General Counsel; Chicago Housing Authority Staff Members and the General Public.

There being a quorum present, the meeting duly convened and business was transacted as follows:

Sharon Gist Gilliam, Chief Executive Officer, then presented her monthly report. Per Ms. Gilliam, the highlight of today's agenda is the request to the Commissioners to approve the 2007 budget. The balance budgeted reflects the ongoing commitments made by the CHA to improve not only the physical conditions where CHA families reside but also the social and economic conditions that define their quality of life. With that in mind, Commissioners will also consider the extension of an intergovernmental agreement with the Chicago Department of Human Services. Under this agreement, CHA is investing over \$20 million dollars annually to support residents and help them succeed. While none expects overnight success, CHA is committed not to give up on any resident who will not give up on himself or herself. Ms. Gilliam concluded her report by announcing the distribution of 1000 turkeys, courtesy of Jewel Foods and 500 \$25 dollar gift cards, courtesy of several community organizations.

The Chairperson then convened the Public Hearing portion of the meeting by inviting residents and the public at large to address the Board.

Immediately following the Public Hearing portion of the meeting, a Motion was introduced and seconded to adjourn to Executive Session. The Chairperson announced that pursuant to the Open Meetings Act, 5 ILCS 120/2, the Board would adjourn for approximately one (1) hour to discuss pending, probable or imminent litigation, collective negotiating matters, security and personnel matters.

The Commissioners subsequently reconvened in Open Session and upon Motion made, properly seconded and carried, the Minutes for the Regular Board Meeting of October 17, 2006 were then unanimously approved.

Chairman Nesbitt thereupon introduced the Resolutions discussed in Executive Session.

Commissioner Harris then presented an Omnibus Motion to approve resolutions for Executive Session Items 1 through 3.

**Executive Session Item 1**

**RESOLUTION NO. 2006-CHA-159**

**WHEREAS,** the Board of Commissioners of the Chicago Housing Authority has reviewed the Board Letter dated November 6, 2006, requesting that the Board of Commissioners approves the Personnel Actions Report for October 2006.

**THEREFORE, BE IT RESOLVED BY THE CHICAGO HOUSING AUTHORITY**

**THAT,** the Board of Commissioners hereby approves the Personnel Actions Report for October 2006

**Executive Session Item 2**

**RESOLUTION NO. 2006-CHA160**

**WHEREAS,** the Board of Commissioners has reviewed the Board Letter dated November 7, 2006, requesting authorization to enter into three settlement agreements in the matter CHA v. Admiral Insurance Co., et al., 04 CH 12868, pursuant to which:

- 1) Hartford Accident & Indemnity Company will pay the CHA the amount of \$135,000 for the termination of the CHA's rights under the excess insurance policies provided by Hartford Accident & Indemnity Company;
- 2) American Empire Surplus Lines Insurance Company will pay the CHA the amount of \$35,000 for the termination of the CHA's rights as to claims arising from or relating to Altgeld Gardens housing development under the insurance policy provided by American Empire Surplus Lines Insurance Company; and
- 3) Sentry Insurance, a Mutual Company, the assumptive reinsurer of Great Southwest Fire Insurance Company, will pay the CHA the amount of \$50,000 for the termination of the CHA's rights as to claims arising from or relating to Altgeld Gardens housing development under the excess insurance policy provided by Great Southwest Fire Insurance Company,

**THEREFORE, BE IT RESOLVED BY THE CHICAGO HOUSING AUTHORITY**

**THAT,** the Board of Commissioners authorizes the General Counsel, or her designee, to enter into settlement agreements in the matter of CHA v. Admiral Insurance Co., et al., 04 CH 12868, pursuant to which Hartford Accident & Indemnity Company will pay the CHA the amount of \$135,000, American Empire Surplus Lines Insurance Company will pay the CHA the amount of \$35,000, and Sentry Insurance, a Mutual Company, the assumptive reinsurer of Great Southwest Fire Insurance Company, will pay the CHA the amount of \$50,000 and in exchange for the termination of the CHA's rights indicated above under the three sets of insurance policies.

**Executive Session Item 3**

**RESOLUTION NO. 2006-CHA-161**

**WHEREAS,** the Board of Commissioners of the Chicago Housing Authority has reviewed the Board Letter dated November 16, 2006, entitled "Recommendation to Approve of Chair's Stipend."

**THEREFORE, BE IT RESOLVED BY THE CHICAGO HOUSING AUTHORITY**

**THAT,** the Board of Commissioners approves a stipend for the new Chair of the Board of Commissioners, Martin Nesbitt, of \$75,000 to be paid to him in twelve monthly installments, effective as of October 1, 2006.

The Motion to adopt resolutions for Executive Session Items 1 through 3 was seconded by Commissioner Young and the voting was as follows:

Ayes: Martin Nesbitt  
Hallie Amey  
Dr. Mildred Harris  
Michael Ivers  
Carlos Ponce  
Sandra Young

Nays: None

The Chairperson thereupon declared said Motion carried and said Resolutions adopted.

In the absence of Committee Chair O’Keefe, Commissioner Ponce then presented the report for the Finance and Audit Committee. Per Commissioner Ponce, the Finance and Audit Committee Meeting was held on Wednesday, November 15 at the 626 Corporate Offices. The Chief Financial Officer and her staff presented the Committee with the Treasury and Cash Flow Report for the month of October 2006.

Commissioner Ponce then introduced an Omnibus Motion for the adoption of the Resolutions for Items A1 thru A4 discussed, voted and recommended for Board approval by the Finance and Audit Committee.

**(Item A1)**

The resolution for Item A1 approves the FY2007 Comprehensive Budget totaling \$934.0 million and includes the following fund categories: General Fund, Section 8 Fund (Non-MTW), Hope VI Fund and City/State Fund. The total revenue for the General Fund is \$840.9 million which combines the Low-Rent, Capital and Section 8 programs into a block grant as allowed by HUD under the MTW agreement. Revenue under the Section 8 Fund totals \$24.1 million based on the appropriations for approximately 2,991 vouchers for housing assistance based on increments received from HUD. Hope VI Fund revenue totals \$51.3 million for demolition, revitalization, community and supportive services programs and the relocation of residents affected by the Plan for Transformation. City/State revenue totals \$1.5 million, which includes funding for the maintenance of one City/State property (LeClaire Courts). Other Fund revenue totals \$16.2 million. Revenue consists of competitive grants that are used to enhance or augment funding for critical programs and services that the CHA provides to its residents.

**RESOLUTION NO. 2006CHA-162**

**WHEREAS,** the Board of Commissioners has reviewed the Board letter dated November 13, 2006, entitled “Approval of the FY2007 Comprehensive Budget”;

**THEREFORE, BE IT RESOLVED BY THE CHICAGO HOUSING AUTHORITY**

**THAT,** the Board of Commissioners, hereby approves the attached, “FY2007 COMPREHENSIVE BUDGET”, and finds with respect to said Budget:

1. that the proposed expenditures are necessary for the efficient and economical operation of the Chicago Housing Authority for the purpose of serving low-income families;
2. that the financial plan is reasonable in that it indicates funding sources adequate to cover all proposed expenditures, and does not provide for use of Federal funding in excess of that payable under the provisions of the applicable Federal regulations; and
3. that all proposed rental charges and expenditures will be consistent with provisions of law and the Annual Contributions Contract in accordance with the Moving To Work Demonstration Agreement of the Chicago Housing Authority with the U.S. Department of Housing and Urban Development.

**THAT,** the Chief Executive Officer and Chief Financial Officer are authorized to execute and forward to the U.S. Department of Housing and Urban Development all necessary budget documents and supporting information when applicable.

**(Item A2)**

Given the scope of the Authority's business activity, it is essential that the CHA have a continuous built-in function to review, assess and monitor the effectiveness, efficiency and economics of its operations and practices. The internal audit function has a critical role in it's partnership with management to facilitate the CHA's change in business focus. There is also significant opportunity to address improvements in operations by measuring outcomes and results that have not been examined to date. By outsourcing this function to a professional accounting firm, the CHA has continued to benefit from the comprehensive expertise provided by a private firm and continue its strategy of privatizing business functions where appropriate. Accordingly, the CHA released a Request for Proposal in September 2006. The RFP was mailed to nine vendors and advertised in area newspapers. Of the four proposals received KPMG was chosen due to their ability to best meet the Authority's needs. Accordingly, the resolution for Item A2 approves award of contract to KPMG to provide Internal Auditing Services.

**RESOLUTION NO. 2006-CHA-163**

**WHEREAS**, the Board of Commissioners of the Chicago Housing Authority has reviewed the Board Letter dated November 13, 2006 entitled "Authorization to enter into a contract with KPMG to provide Internal Auditing Services."

**THEREFORE, BE IT RESOLVED BY THE CHICAGO HOUSING AUTHORITY**

**THAT** the Board of Commissioners authorizes the Chief Executive Officer or her designee to enter into a two year contract with three additional one year options with KPMG subject to Board approval, and if required, approval by the U.S. Department of Housing and Urban Development, to provide internal auditing services to the CHA in an amount not to exceed \$2,000,000.00 for the two year period.

**(Item A3)**

The resolution for Item A3 approves ratification of contract with Kinsey & Kinsey for supplemental consulting services related to the Lawson Enterprise Resource Planning System's (ERP). The ERP implementation effort for the Procurement, Finance, and Compliance modules missed the initial scheduled go-live date, and the Authority required experienced resources to effectively move the project to a successful implementation revised go-live date of October 2, 2006. With the help and guidance of the two resources brought onto the effort from Kinsey & Kinsey, the Authority was able to meet the revised "go-live" date with good results. The assignment for two resources brought on for this effort ended on November 4, 2006. It is the firm belief of the ERP project managers that without the two consultants, the go-live date and successful implementation would not have been realized in a timely and complete manner.

**RESOLUTION NO. 2006-CHA-164**

**WHEREAS**, the Board of Commissioners has reviewed Board Letter dated November 13, 2006, entitled "Authorization to ratify an extension and funding increase for Contract 40710 with Kinsey & Kinsey, Inc. for supplemental consulting services related to the Lawson ERP Implementation",

**THEREFORE, BE IT RESOLVED BY THE CHICAGO HOUSING AUTHORITY**

**THAT** the Board of Commissioners authorizes the Chief Executive Officer, or her designee, to ratify the extension of Contract 40710 with Kinsey & Kinsey, Inc. for ERP consulting services to support Lawson implementation for the period ending November 4, 2006, and to ratify an increase in funding for Contract 40710 in an amount not-to-exceed \$317,500. The new total not-to-exceed contract amount of Contract 40710 will be \$412,500.

**(Item A4)**

The resolution for Item A4 approves execution of Amendment to the Annual Contributions Contract for C-1014. The purpose of this Amendment is to add units of the three completed Projects under Habitat ACC to the CHA ACC for the operating subsidy for those units. The New Addendum, in addition, reflects that Project IL06P002182 under ACC C-1014 is being transferred from the development to the operation portion for the operating subsidy for the units.

**RESOLUTION NO. 2006-CHA-165**

**WHEREAS,** the Board of Commissioners has reviewed the Board Letter dated November 13, 2006, entitled Recommendation to Execute Amendment to the Chicago Housing Authority's Annual Contributions Contract C-1014 for Project Nos. IL06P002182, 188, 192 and 193.

**THEREFORE, BE IT RESOLVED BY THE CHICAGO HOUSING AUTHORITY**

**THAT,** The Chicago Housing Authority shall enter into Amendment modifying the terms of the Annual Contributions Contract C-1014 ("CHA ACC") with U.S. Department of Housing and Urban Development ("HUD") to transfer units under Project Nos. IL06P002182 from development to operation under CHA ACC and move units under the completed Projects IL06P802188, IL06P802192, IL06P802193 under the Annual Contributions Contract C-1150 between HUD and Daniel Levin and the Habitat Company, as Receiver for the CHA, to the operation portion of the CHA's ACC as Projects IL06P002188, IL06P002188, IL06P002192 and IL06P002193; and the Chief Executive Officer, or his designee, is hereby authorized and directed to execute such Amendment to the Annual Contributions Contract C-1014 in quintuplicate and the Custodian and Keeper of Records is authorized and directed to attest and impress the official seal of the Chicago Housing Authority on each such counterpart. The aforesaid Amendment shall be substantially in the attached form.

The Omnibus Motion to adopt resolutions for Items A1 through A4 was seconded by Commissioner Amey and the voting were as follows:

Ayes:	Martin Nesbitt Hallie Amey Dr. Mildred Harris Michael Ivers Carlos Ponce Sandra Young
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Nays:	None
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There being no questions or discussion, the Chairperson thereupon declared said Motion carried and said resolutions adopted. The Finance & Audit Committee report was also accepted in total.

In the absence of Committee Chair Earnest Gates, Commissioner Ivers presented the Operations and Facilities monthly report. Per Commissioner Ivers, the Operations and Facilities Committee Meeting was held on Wednesday, November 15, 2006 at 1:30 p.m. at the 626 W. Jackson Corporate offices.

Commissioner Ivers then introduced an Omnibus Motion for the adoption of the Resolutions for Items B1 thru B4 discussed, voted and recommended for Board approval by the Operations and Facilities Committee.

**(Item B1)**

As part of the Capital Improvement Program, CHA solicited bids for general contractors to perform the general renovation of apartment units and common areas at the Thomas F. Flannery Apartments (IL2-042F), Building No. 2, located at 1507 North Clybourn Avenue. The general work on the building will include the following: (a) interior renovation, (b) modernization of electrical, mechanical and plumbing systems, (c) installation of through-wall air conditioning units, and (d) masonry cleaning and repair to the exterior of the building. In September 2006, an Invitation For Bid was advertised in area newspapers. Of the four bids opened, G. F. Structures Corporation was determined to be the lowest responsive and responsible bidder at \$13,976,380.96. Accordingly, the resolution for Item B1 approves award of contract to G.F. Structures.

**RESOLUTION NO. 2006-CHA-166**

**WHEREAS,** the Board of Commissioners has reviewed Board Letter dated November 13, 2006, entitled "Authorization to execute a contract with G. F. Structures

Corporation for the Senior Housing Renovation at Thomas F. Flannery Apartments (IL2-042F) – Building No. 2”;

**THEREFORE, BE IT RESOLVED BY THE CHICAGO HOUSING AUTHORITY**

**THAT** the Board of Commissioners authorize the Chief Executive Officer or her designee to execute a contract with G. F. Structures Corporation in the amount of \$13,976,380.96 for the Senior Housing renovation of one hundred twenty-five (125) units at Thomas F. Flannery Apartments (IL2-042F), Building No. 2, 1507 North Clybourn Avenue. This award is subject to the Contractor’s compliance with the CHA’s MBE/WBE/DBE, Section 3 resident hiring, and bonding and insurance requirements.

**(Item B2)**

The resolution for Item B2 approves submittal of an acquisition package to HUD to enter into a purchase agreement with the Kingsbury Larrabee, LLC and to execute such other documents as necessary. In 1994, CHA was awarded a \$50 million dollar HOPE VI grant to facilitate the redevelopment of the Cabrini Extension North site. In 1996, the City of Chicago created the Near North Redevelopment Initiative (NNRI) that serves as a general guide for the redevelopment activities. The 1997 HOPE VI Revitalization Plan and the NNRI called for the construction of 2,000-3,000 new housing units of which 700 would be designated for CHA families. In 2000, CHA, the City and the Local Advisory Council (LAC) entered into a consent decree that governs the redevelopment goals on the HOPE VI site. River Village Pointe is being developed by The Kingsbury Larrabee, LLC c/o The Enterprise Companies into a new 102 unit residential community within a seven story mid-rise building. The CHA will purchase twelve, one-bedroom units in this condominium building as replacement housing for Cabrini Extension North families. The purchase of these units will help satisfy the Cabrini Consent Decree that requires the replacement of 700 public housing units for Cabrini Extension North families. CHA anticipates closing with the Developer on or before July 30, 2007. The purchase price of \$2,951,976 will be paid to Kingsbury Larrabee, LLC from two funding sources: CHA HOPE VI, development, and/or capital funds, and the City of Chicago TIF funds. The CHA will own these units and retain a private property management firm to manage the units.

**RESOLUTION NO. 2006-CHA-167**

**WHEREAS,** the Board of Commissioners has reviewed Board letter dated November 13, 2006, requesting authorization to submit an acquisition package to HUD, to enter into a purchase agreement with the Kingsbury Larrabee, LLC and to execute such other documents necessary to implement the foregoing.

**THEREFORE, BE IT RESOLVED BY THE CHICAGO HOUSING AUTHORITY**

**THAT,** the Board of Commissioners hereby authorizes the Chief Executive Officer, or her designee to submit an acquisition package to HUD; and

**THAT,** the Board of Commissioners hereby authorizes the Chief Executive Officer or her designee to enter into a purchase agreement with Kingsbury Larrabee, LLC utilizing the Cabrini 1994 HOPE VI grant, development and/or capital funds in the amount of \$1,586,309 to acquire twelve Cabrini North Extension replacement units; and

**THAT,** the Board of Commissioners authorizes the Chief Executive Officer, or her designee, to execute such other documents as necessary to implement the foregoing.

**(Item B3)**

The Plan for Transformation has identified the Harold Ickes Homes and the Dearborn Homes as developments to be rehabilitated. In order to effectively utilize the current buildings and the sites a Community Redevelopment Master Plan must be developed. Accordingly, the resolution for Item B3 approves an increase to the existing IGA with the Department of Planning to reimburse DPD for a Planning NOW Consultant to create a Master Plan for Ickes and Dearborn. The planning activities will include land use planning; community needs assessment, physical needs assessment, and resident surveys. A master planning process must be initiated quickly to continue the progress being made along the State Street corridor with Hilliard Homes on the

north and Park Boulevard (Stateway Gardens) and Legends South (Robert Taylor Homes) on the south. The IGA was authorized by the Board of Commissioners at the April, 2006 Board Meeting in the amount of \$150,000, to use the Planning NOW program established by the City's Department of Planning and Development to address the need to perform research and generate plans in a timely and professional manner. The pool of Planning NOW Consultants was competitively procured by the City. The CHA has subsequently received a Grant from the MacArthur Foundation in the amount of \$200,000 to fund this project. Therefore, the IGA should be amended to increase its not-to-exceed amount from \$150,000 to \$200,000.

**RESOLUTION NO. 2006-CHA-168**

**WHEREAS,** the Board of Commissioners has reviewed the Board Letter dated November 13, 2006, requesting authorization to increase the not-to-exceed amount by \$50,000 for the Intergovernmental Agreement with the City of Chicago Department of Planning and Development (DPD) to Utilize and Reimburse DPD for a Planning NOW Consultant to Create a Master Plan for Harold Ickes and Dearborn Homes to \$200,000;

**THEREFORE, BE IT RESOLVED BY THE CHICAGO HOUSING AUTHORITY**

**THAT,** the Board of Commissioners authorizes the Chief Executive Officer or her designee to increase the not-to-exceed amount of the Intergovernmental Agreement with the City of Chicago Department of Planning and Development (DPD) to utilize and reimburse DPD for a Planning Now consultant to create a master plan for Harold Ickes and Dearborn Homes by \$50,000 for a new not to exceed amount of \$200,000.

**(Item B4)**

In December 2006, a Request For Proposal for Cable Management and Services was mailed to twenty-one vendors and advertised in area newspapers. Of the three proposals received, e-Tel was recommended as the contractor of choice. Staff surveyed non-responding vendors who had previously expressed interest for the reason(s) why they did not respond, and the anticipated complexity of the financing structure over a longer period term agreement was determined to be a primary factor for some vendors who elected not to respond. In accordance with the requirements outlined in the RFP, e-Tel, LLC demonstrated extensive experience in developing and implementing cable, telephone, Internet infrastructure, management systems and content services around the country. The proposed contract is for purchase of the cable television reception and distribution equipment (which will be owned by CHA), and the related expenses necessary to provide and manage cable television content and services to the following CHA sites: Wentworth Gardens, Lowden Homes and Trumbull Park Homes. The cost of the equipment, infrastructure and services contemplated is \$325,000.00 and will include: (a) supply, delivery, erection and development of the cable infrastructure, materials and equipment; (b) implementation of cable content and management services (covering programming & channel management); and (c) provision for engineering, management, billing and collections, and customer service to the residents. Residents will have the option, at their own expense, to subscribe to cable television service packages at various service levels, which shall be provided by e-Tel as the Vendor.

**RESOLUTION NO. 2006-CHA-169**

**WHEREAS,** the Board of Commissioners of the Chicago Housing Authority has reviewed the memorandum dated November 13, 2006 entitled "Authorization to enter into a contract with e-TEL, LLC for the provision and implementation of Cable Infrastructure and the provision of Cable Television Content and Services at Three Sites."

**THEREFORE, BE IT RESOLVED BY THE CHICAGO HOUSING AUTHORITY**

**THAT,** It is recommended that the Board of Commissioners authorize the Chief Executive Officer or her designee to enter into a contract with e-Tel, LLC to design, provide and deploy cable television infrastructure and distribution systems at three designated sites, and provide cable content and management services for an initial period of one (1) year for the amount-not-to-exceed \$325,000.00, subject to Board approval, and approval of the U.S. Department of Housing and Urban Development ("HUD"), if required.

The Omnibus Motion to adopt resolutions for Items B1 through Item B4 was seconded by Commissioner Young and the voting was as follows:

Ayes: Martin Nesbitt  
Hallie Amey  
Dr. Mildred Harris  
Michael Ivers  
Carlos Ponce  
Sandra Young

Nays: None

There being no questions or discussion, the Chairperson thereupon declared said Motion carried and said resolutions adopted. The Operations and Facilities Committee report was also accepted in total.

Commissioner Young, Chairperson of the Tenant Services Committee, then presented her monthly report. Per Commissioner Young, the Tenant Services Committee Meeting was held on Wednesday, November 15, 2006 at 2:00 p.m. at the 626 Corporate Offices. Meghan Harte, Managing Director of Resident Services presented the committee with an update on Winter Preparedness.

Commissioner Young then introduced an Omnibus Motion for the adoption of Resolutions for Items C1 thru C3 discussed, voted and recommended for Board approval by the Tenant Services Committee.

**(Item C1)**

In January 2004, the CHA entered into a two year contract with TCB to provide Community and Supportive Services (CSS) to Madden/Wells Redevelopment. Case management services have been specifically designed to address site specific criteria for relocating to the Madden/Wells Redevelopment and the barriers a family may face in meeting the criteria and assisting families in overcoming those barriers. TCB has met its contract obligations and CHA's management is committed to servicing the residents at Madden/Wells Redevelopment. Based upon the availability of funding and TCB's performance of the Contract to date, the CHA desires to amend and extend the Contract for an additional one-year term. The requested additional funding for the extension period will allow TCB to continue providing post-occupancy services to 126 families who moved to the redeveloped Madden/Wells and provide services to the families eligible to move to the redeveloped Madden/Wells in FY 2008. Accordingly, the resolution for item C1 approves extension of contract with TCB for Community and Supportive Services.

Commissioner Young recused from voting on Item C1 only.

**RESOLUTION NO. 2006-CHA-170**

**WHEREAS,** the Board of Commissioners of the Chicago Housing Authority has reviewed the Board Letter dated November 13, 2006, entitled "Authorization to amend Contract No. 0575 with The Community Builders for Community and Supportive Services at Madden Park/Ida B. Wells/Clarence Darrow Homes Redevelopment";

**THEREFORE, BE IT RESOLVED BY THE CHICAGO HOUSING AUTHORITY**

**THAT,** the Board of Commissioners authorizes the Chief Executive Officer or her designee to amend and extend Contract No. 0575 with TCB for community and supportive services for the period of January 1, 2007 through December 31, 2007 for an amount not-to-exceed \$550,000.00 to provide community and supportive services to CHA residents relocating to Madden Park/Ida B. Wells/Clarence Darrow Homes Redevelopment.

**(Item C2)**

Pursuant to the CHA's Plan for Transformation, social services previously performed by CHA staff were outsourced to the City of Chicago's Department of Human Services. The CHA has chosen to focus on asset management rather than the administration of social services. The



CHA's goal is to continue to mainstream and integrate public housing residents into the citywide services network administered by CDHS, which consists of private and public sector service providers, including state and federally funded service providers. CDHS has been implementing the Service Connector program for 5 years through IGAs with the CHA. In 2005, a new IGA between the CHA and CDHS was implemented to allow CDHS to continue to provide services that allow CHA residents to have a coordinated access to the same services that are available to all residents of the City of Chicago. Accordingly, the resolution for item C2 approves the IGA's second option year whereby CDHS will continue to: (1) provide a comprehensive strategy to link families residing in CHA's family developments, scattered site communities, and families that relocated to the private housing market with a Housing Choice Voucher since October 1999, to services provided by public agencies and/or private sector service providers; (2) provide the CHA with monthly and/or quarterly reports as needed on the progress of all service activities; (3) provide on-going customer service reviews for the CHA to identify ways to improve services for its residents; (4) provide outreach and disseminate information to residents to ensure that CHA families are made aware of the available services and programs in the citywide network; (5) customize the service connection strategy to meet the specific needs of each CHA family; (6) offer priority enrollment for CHA residents for certain programs; (7) maximize coordination with other City, County, and State service agencies; and (8) provide comprehensive assessments of family requirements for the most needy CHA families. Funding was increased in 2005 to address the higher volume of families relocating to the private housing market under the Housing Choice Voucher program. As families move into communities across the City, a more individualized approach will be utilized to link families to specific neighborhood resources.

**RESOLUTION NO. 2006-CHA-171**

**WHEREAS,** The Board of Commissioners of the Chicago Housing Authority has reviewed the Board Letter dated November 13, 2006, entitled "Recommendation to exercise the second one year option of the Intergovernmental Agreement with the Chicago Department of Human Services";

**THEREFORE, BE IT RESOLVED BY THE CHICAGO HOUSING AUTHORITY**

**THAT,** the Board of Commissioners authorizes the Chief Executive Officer or her designee to exercise the second one (1) year option of the Intergovernmental Agreement with the City of Chicago acting through Department of Human Services to provide supportive services to CHA residents for the period of January 1, 2007 through December 31, 2007 in an amount not-to-exceed \$20,563,987.00.

**(Item C3)**

The resolution for Item C3 approves the Tenant Selection Plan, Lease and Lease Riders to be used for Cabrini Extension North replacement housing units at The River Village Pointe. The CHA is purchasing 21 units within this private development and will operate such units as public housing units. The property specific requirements for applicants contained in the Admissions and continued occupancy policy are based on the CHA's Minimum Tenant Selection Plan as well as critical components of the Cabrini Consent Decree. These documents have been reviewed by the CHA, the Developer and Cabrini-Green LAC. A public comment period was held from October 10, 2006 through November 8, 2006. A public comment hearing was held on October 26, 2006 at the 18<sup>th</sup> District Chicago Police Department. Notice for the 30 day public comment period and public hearing was provided and consideration will be given to any comments prior to finalizing the documents.

**RESOLUTION NO. 2006-CHA-172**

**WHEREAS,** the Board of Commissioners has reviewed the Board Letter dated November 13, 2006, entitled "Authorization for approval of the Tenant Selection Plan, Lease, and Lease Riders for Cabrini Extension North Replacement Housing at the Private Off-Site development known as the River Village Pointe and to amend the CHA Admissions and Continued Occupancy Policy to incorporate such documents as an addendum thereto"

**THEREFORE, BE IT RESOLVED BY THE CHICAGO HOUSING AUTHORITY**

**THAT,** the Board of Commissioners hereby approves the attached form of tenant selection plan, lease and lease riders in substantially the form presented to the Board for the Cabrini Extension North replacement housing at the development

known as The River Village Pointe. The Chairperson of the Board or the Chief Executive Officer is hereby authorized to approve final changes in these forms, including, but not limited to, changes based on HUD requirements, or resulting from any applicable notice and comment process. Such approval shall constitute conclusive evidence of the Board’s approval of any and all such changes.

The Omnibus Motion to adopt resolutions for Items C1 thru C3 was seconded by Commissioner Ponce and the voting was as follows:

Ayes:	Martin Nesbitt Hallie Amey Dr. Mildred Harris Michael Ivers Carlos Ponce Sandra Young (Recused from voting on Item C1 only)
Nays:	None

There being no questions or discussion, the Chairperson thereupon declared said Motion carried and said resolutions adopted. The Tenant Services report was also accepted in total.

There being no further business to come before the Commissioners, upon Motion made, seconded and carried, the meeting of the Board of Commissioners was adjourned.

S/B: Martin Nesbitt  
Chairperson

S/B: Lee Gill, Custodian and  
Keeper of Records